

**NORWELL HISTORICAL COMMISSION
Jacobs Farmhouse Sub-Committee Meeting Minutes**

*Tuesday, May 7, 2019 at 6:30 pm
Lower Level, Norwell Town Hall*

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Committee Members in attendance: Wendy Bawabe; David DeGhetto; Bob Norris; Noel Ripley, Chair; and Ted Nichols, Facilities Manager

Committee Members not in attendance: Alison Demong; Nancy McBride

The meeting was **opened** at 6:35 pm. *(Bob motioned, David seconded, all in favor)*

The **agenda** was accepted as written. *(Bob motioned, Noel seconded, all in favor)*

The minutes from April 16, 2019 were not reviewed at the meeting, but the minutes from March were mistakenly approved (already done at the April meeting). Note that the April and May minutes will need to be approved at the next meeting.

OLD BUSINESS: Reminder of Action Items from the April Meeting:

ACTION:

- Ted will coordinate and oversee Amy Boyce's chimney work with the HVAC contractor (Stevens Vinal). The needed scaffolding can be used by both contractors.
- At the next NHC meeting, a vote must be taken to decide from which account the bills for the chimney and HVAC work will be paid: CPA accounts or the JFH Rental Income account.
- NHC should notify Ted about the account choice as soon as the vote is taken.
- References to the 521CMR regulations in the TBA Conditions Report should be reviewed by Jim Kelliher as soon as possible. Ted has asked Jim three times for this review.

REVIEW THE JFH LEAD PAINT REMEDIATION SPECS: Ted and the Committee reviewed the specs page-by-page and made many changes after the April meeting. Ted submitted these changes to Russ at TBA Architects and Russ made all of the changes. As way of explanation for the inaccuracies in the first draft of the Lead Abatement Specs, Russ noted that he likes to keep specifications general enough to cover situations that might come up on a job, rather than adding later. As such, Russ's specs are not entirely job-specific. After reviewing our comments/concerns and Historic New England's, Russ realized it was best to keep the woodwork repair, window re-glazing, and finish painting out of the lead abatement bid specifications as these contractors are not skilled in this work, and Historic NE review would be required.

The Committee again noted the immediate priorities of 1) **Lead Abatement** and 2) **new roofing** on the Farmhouse (both to be completed this summer/fall). While these two parts are the priority, there is no need for TBA to hold off on the remainder of their work (remaining specs, projected costs, graph of work progress, etc.) while the lead abatement and roofing specs are finalized and sent to bid.

Multiple parts of this project can be worked on simultaneously and will need to be expedited if the finish painting is to be done soon after the lead abatement is complete.

A separate (from the Lead Abatement) bid document for the General Contractor is due as soon as possible from TBA. That GC work will include the finish painting (full exterior and rental side), the carpentry/repair work (full exterior/rental side), and the accessibility work (museum side).

There was discussion regarding removal of the exterior storm windows. It was decided that they will be removed, lead remediation done, the window exterior will be primed, the storms will be

immediately re-installed (as soon as possible so as not to confuse their location or damage them in storage), and finish painting will be done by the GC at a later time (within a month of priming).

It was noted that David has copies of a previously-done architect's plan for the Farmhouse roofing. David will get these plans to Ted ASAP so that Russ can use them for the roofing bid specs.

Ted will research whether or not there is a height requirement for exterior de-leading.

David was concerned about the accessibility portion of the work and would like to notify the Architectural Access Board (AAB) about our progress and ask for an extension, if necessary. Ted will send Wendy the original AAB Determination Letter and she will coordinate the AAB correspondence with Ted and Jim Kelliher.

The **Committee voted** to approve the changes made by Ted and Russ to the Lead Remediation Specs, as noted in Ted's printed document handed out at the meeting. *(David motioned, Bob seconded, all in favor)*

The Committee is very discouraged with the pace of TBA's work and with the obvious lack of priority that this project is receiving. The Committee asked Ted to express our concern to Russ, as Russ has made it clear that he would like all communications to go through Ted only.

ACTION:

- Ted to contact Russ at TBA as soon as possible to review changes, express the Committee's dismay, and get the Lead Abatement bid paperwork completed and out to bid.
- Ted to research exterior remediation height requirements.
- David to send Ted farmhouse roof drawings.
- Ted to send Wendy AAB Determination Letter.

The next meeting was not scheduled at this time, but will be scheduled in conjunction with the bid openings. As soon as Ted knows that date, he will notify Noel and schedule a meeting.

The meeting was adjourned at 7:25 *(Bob motioned, Wendy seconded, all in favor)*

Respectfully submitted,

Wendy Bawabe

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